| 176.0 | 0006 | 0014.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 721,700 / 721,700 |
| | | | | | USE VALUE: | 721,700 / 721,700 |
| | | | | | ASSESSED: | 721,700 / 721,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 108 | | SYLVIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | WASSERMAN AMY R & | |
| Owner 2: | STEEVES DAVID M | |
| Owner 3: | | |
| Street 1: | 108 SYLVIA ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WASSERMAN AMY R - |
| Owner 2: | - |
| Street 1: | 108 SYLVIA ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7200.000 | 275,800 | 700 | 445,200 | 721,700 |
| Total Card | 0.165 | 275,800 | 700 | 445,200 | 721,700 |
| Total Parcel | 0.165 | 275,800 | 700 | 445,200 | 721,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.65 | /Parcel: 417.65

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 118535

**GIS Ref**

**GIS Ref**

**Insp Date** 09/08/18

!13776!

## PREVIOUS ASSESSMENT

**Parcel ID** 176.0-0006-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 275,800 | 700 | 7,200. | 445,200 | 721,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 235,000 | 700 | 7,200. | 445,200 | 680,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 235,000 | 700 | 7,200. | 445,200 | 680,900 | 680,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 207,600 | 800 | 7,200. | 438,800 | 647,200 | 647,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 197,800 | 0 | 7,200. | 337,100 | 534,900 | 534,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 197,800 | 0 | 7,200. | 318,000 | 515,800 | 515,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 197,800 | 0 | 7,200. | 292,600 | 490,400 | 490,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 185,500 | 0 | 7,200. | 273,500 | 459,000 | 459,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:43:26 |

**LAST REV**

| Date | Time |
|---|---|
| 07/14/21 | 09:04:46 |
| danam | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 13776

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WASSERMAN AMY R | 63125-315 | | 12/30/2013 | Convenience | 1 | No | No | | |
| DIETZ STEPHEN C | 54990-557 | | 7/15/2010 | Convenience | 1 | No | No | | |
| STONE GREGORY & | 36137-527 | | 8/15/2002 | | 365,000 | No | No | | |
| JOHNSON ETHEL | 24496-47 | | 4/29/1994 | | 159,800 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/10/2020 | 618 | Dormers | 100,000 | O | | | | |
| 6/16/2014 | 660 | Renovate | 30,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/8/2018 | Inspected | PH | Patrick H |
| 7/30/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/26/2014 | Info Fm Prmt | PC | PHIL C |
| 2/6/2012 | Meas/Inspect | JBS | JOHN S |
| 12/18/2008 | Measured | 345 | PATRIOT |
| 11/30/2002 | MLS | MM | Mary M |
| 1/5/2000 | Meas/Inspect | 276 | PATRIOT |
| 7/20/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 118535 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7200 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 6 | | | | | | | | | 445,198 | | | | | | 445,200 | |

| Total AC/HA: | 0.16529 | Total SF/SM: | 7200 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 445,198 | Spl Credit | | Total: | 445,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G22 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.03939605 |
| Adj $ / SQ: | 154.350 |
| Other Features: | 82500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 338878 |
| Depreciation: | 63031 |
| Depreciated Total: | 275847 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

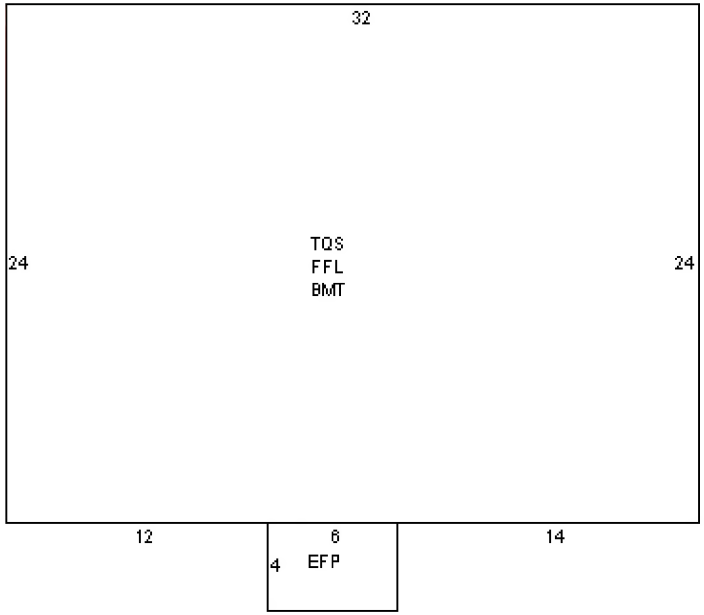
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 154.35 |
| Special Features: | 0 | Val/Su Net: | 129.12 |
| Final Total: | 275800 | Val/Su SzAd | 205.21 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 61.350 | 47,120 |
| FFL | First Floor | 768 | 154.350 | 118,541 |
| TQS | 3/4 Story | 576 | 154.350 | 88,906 |
| EFP | Enclos Porch | 24 | 75.460 | 1,811 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,136 | | | Total: | 256,378 |
| Size Ad | 1344 | Gross Area | 2328 | FinArea | 1728 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 176.0-0006-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X10 | A | AV | 2003 | 0.00 | T | 12.8 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 14x14 | A | AV | 2008 | 4.16 | T | 8.8 | 101 | | | 700 | | | 700 |

| More: | N | Total Yard Items: | 700 | Total Special Featues: | | Total: | 700 |
|---|---|---|---|---|---|---|---|